

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION**

<b>IN RE:</b>	)	
<b>JON DOUGLAS FIANT</b>	)	
<b>MELANIE DIANE FIANT</b>	)	<b>CHAPTER 13</b>
	)	
	)	<b>CASE NO. 15-69000-JWC</b>
<b>DEBTORS</b>	)	
	)	<b>JUDGE CAVENDER</b>

**MOTION TO SELL REAL ESTATE**

COMES NOW **JOHN DOUGLAS FIANT AND MELANIE DIANE FIANT**, Debtors in the above-styled Chapter 13 case, and files this Motion to Sell Real Estate and shows the Court as follows:

1. Debtor has a Purchase and Sale Agreement for real property located at 1829 Tree Top Court, Marietta, GA 30062 for a total purchase price of \$155,500.00. (See Exhibit "A").
2. The purchasing company, Stuvelyn LLC has no relations with the Debtors.
3. The proceeds of the sale shall be applied to the indebtedness owed by U.S. Bank National Association, Citi Mortgage, Inc. and expenses of the sale.
3. This property is being sold due to the Debtors inability to afford the upkeep on the property.
4. The approximate payoff to U.S. Bank National Association is \$110,805.38 and the approximate payoff to Citi Mortgage, Inc. is \$14,073.65. After all closing costs, the Debtors shall remit the remaining proceeds to the Chapter 13 Trustee to be applied to their case.

This 7<sup>th</sup> day of June 2018.

Respectfully Submitted,

/s/ Jeffrey B. Kelly

Attorney for Debtors

GA Bar No.: 412798

Law Office of Jeffrey B. Kelly, P.C.

107 E. 5<sup>th</sup> Avenue

Rome, GA 30161

(678) 861-1127

(706) 413-1365 (fax)

[lawoffice@kellycanhelp.com](mailto:lawoffice@kellycanhelp.com)

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF GEORGIA  
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<b>IN RE:</b>	)	
<b>JON DOUGLAS FIANT</b>	)	
<b>MELANIE DIANE FIANT</b>	)	<b>CHAPTER 13</b>
	)	
	)	<b>CASE NO. 15-69000-JWC</b>
<b>DEBTORS</b>	)	
	)	<b>JUDGE CAVENDER</b>

**NOTICE OF REQUIREMENT OF RESPONSE TO  
MOTION TO SELL REAL ESTATE AND OF TIME TO FILE SAME**

**PLEASE TAKE NOTICE** that Debtor has filed a Motion to Sell Real Estate and related papers with the Court seeking an order granting it.

**PLEASE TAKE FURTHER NOTICE** that the Court will hold a hearing on the **Motion to Sell Real Estate on July 17, 2018 at 10:00 am in room 1203 at U.S. Courthouse, 75 Ted Turner Drive, Sw, Atlanta, Georgia 30303.**

Your rights may be affected by the court's ruling on these pleadings. You should read these pleadings carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.) If you do not want the court to grant the relief sought in these pleadings or if you want the court to consider your views, then you and/or your attorney must attend the hearing. You may also file a written response to the pleading with the Clerk at the address stated below, but you are not required to do so. If you file a written response, you must attach a certificate stating when, how and on whom (including addresses) you served the response. Mail or deliver your response so that it is received by the Clerk at least two business days before the hearing. The address of the Clerk's Office is: **United States Bankruptcy Court Room 1340 75 Ted Turner Drive SW Atlanta, GA 30303.** You must also mail a copy of your response to the undersigned at the address stated below.

Dated: June 6, 2018.

/s/ Jeffrey B. Kelly  
Attorney for Debtors.  
GA Bar No.: 412798

Law Office of Jeffrey B. Kelly, P.C.  
107 E. 5<sup>th</sup> Avenue  
Rome, GA 30161  
(678) 861-1127  
(706) 413-1365 (fax)  
[lawoffice@kellycanhelp.com](mailto:lawoffice@kellycanhelp.com)

**CERTIFICATE OF SERVICE**

This is to certify that I have this day served a copy of the attached Motion to Sell Real Estate and Notice of Hearing on the following by U. S. Mail, in a properly stamped and addressed envelope.

Nancy Whaley  
Chapter 13 Trustee  
SunTrust Plaza Garden Offices  
303 Ptree Center AVE NE Ste 120  
Atlanta GA 30303

Jon and Melanie Fiant  
1829 Tree Top Ct.  
Marietta, GA 30062

Richard Hallwood  
The Hallwood Group, Inc.  
Real Estate Professional  
1306 Countryside Pl SE  
Smyrna, GA 30080

All creditors on attached list.

This 7<sup>th</sup> day of June 2018.

/s/ Jeffrey B. Kelly  
Law Office of Jeffrey B. Kelly, P.C.  
Attorney for Debtors  
Georgia Bar No. 412798  
107 E. 5<sup>th</sup> Avenue  
Rome, GA 30161  
(678) 861-1127 (Phone)  
(706) 413-1365 (Fax)  
[lawoffice@kellycanhelp.com](mailto:lawoffice@kellycanhelp.com)

Label Matrix for local noticing  
113E-1  
Case 15-69000-jwc  
Northern District of Georgia  
Atlanta  
Thu Jun 7 16:55:08 EDT 2018

Capital One Bank  
Dennis Henry  
Attorney for Plaintiff  
2253 NW Parkway SE  
Marietta, GA 30067-8764

Capital One Bank  
Richard D. Fairbank, CEO  
4851 Cox Road  
Glen Allen, VA 23060-6293

Central Finl Control  
Po Box 66044  
Anaheim, CA 92816-6044

Citicorp Trust Bank  
Po Box 9438  
Gaithersburg, MD 20898-9438

Comenitycapital/Gmstop  
Po Box 182120  
Columbus, OH 43218-2120

Jon Douglas Fiant  
1829 Tree Top Court  
Marietta, GA 30062-1852

Frost Arnett Collections  
PO Box 198988  
Nashville, TN 37219-8988

Julian Financial, Inc  
4744 Balmoral Way  
Marietta, GA 30068-1601

Julian Financial, Inc  
Louis Feingold  
CEO, Registered Agent  
4744 Balmoral Way NE  
Marietta, GA 30068-1601

Allied Collection Svcs  
8550 Balboa Blvd Ste 232  
Northridge, CA 91325-5806

Capital One Bank  
P. O. Box 70884  
Charlotte, NC 28272-0884

Cbna  
Po Box 6189  
Sioux Falls, SD 57117-6189

CitiMortgage, Inc.  
P.O. Box 6030  
Sioux Falls SD 57117-6030

Citimortgage Inc  
Po Box 9438  
Gaithersburg, MD 20898-9438

Dennis Henry  
2253 NW Parkway SE  
Marietta, GA 30067-8764

Melanie Diane Fiant  
1829 Tree Top Court  
Marietta, GA 30062-1852

Jc&Assoc  
1155 Hammond Drive Suite 5230-E  
Atlanta, GA 30328

Julian Financial, Inc  
Christopher Yarbrough, Esq.  
2253 NW Parkway SE  
Marietta, GA 30067-8764

Julian Financial, Inc. Assignee of Household  
2253 Northwest Parkway  
Marietta, GA 30067-8764

Julie M. Anania  
Nancy J. Whaley  
Standing Chapter 13 Trustee  
Suite 120  
303 Peachtree Center Ave, N.E.  
Atlanta, GA 30303-1286  
Capital One Bank  
RegAgent: Corporation Service Co.  
Bank of America Center, 16th Floor  
1111 East Main Street  
Richmond, VA 23219-3531

Cbna  
Po Box 6497  
Sioux Falls, SD 57117-6497

CitiMortgage, Inc.  
P.O. Box 688971  
Des Moines, IA 50368-8971

Cobb County State Court  
12 East Park Square  
Marietta, GA 30090-0115

Durham & Durham LLP  
5665 New Northside Drive  
Suite 510  
Atlanta, GA 30328-4649

Frederick Hanna & Associates  
2253 Northwest Parkway  
Marietta, GA 30067-8764

Julian Financial  
c/o Frederick J Hanna  
1427 Roswell Road  
Marietta, GA 30062-3668

Julian Financial, Inc  
Dennis Henry  
Attorney for Plaintiff  
2253 NW Parkway SE  
Marietta, GA 30067-8764

Jeffrey B. Kelly  
Law Office of Jeffrey B. Kelly, P.C.  
107 E. 5th Avenue  
Rome, GA 30161-1725

Northland Group  
PO Box 390846  
Mail code CPT1  
Minneapolis, MN 55439-0846

Ocwen Loan  
3451 Hammond Ave  
Waterloo, IA 50702-5345

Patients Accounts Bureau  
PO Box 279  
Norcross, GA 30091-0279

Quantum Radiology P.C.  
P.O. Box 3157  
Indianapolis, IN 46206-3157

Quantum3 Group LLC as agent for  
Comenity Capital Bank  
PO Box 788  
Kirkland, WA 98083-0788

RevMD  
P.O. Box 3427  
Oak Brook, IL 60522-3427

Ron Zaken  
200 Upper Alabama Street  
Atlanta, GA 30303

Santander Bank Na  
865 Brook St  
Rocky Hill, CT 06067-3444

Chad R. Simon  
Buckley Madole P.C.  
P. O. Box 80727  
Atlanta, GA 30366-0727

Specialized Loan Servi  
8742 Lucent Blvd Ste 300  
Highlands Ranch, CO 80129-2386

Stallings Fin Group  
1111 S Marietta Pkwy Se  
Marietta, GA 30060-2885

State Court of Cobb County  
State Court Building  
12 East Park Square  
Marietta, GA 30090-0115

The Bank of NY Mellon Trust Co,NA,Trustee(Se  
c/o Specialized Loan Servicing LLC  
8742 Lucent Blvd, Suite 300  
Highlands Ranch, Colorado 80129-2386

The Bank of New York Mellon Trust Company  
14841 Dallas Parkway, Suite 300  
DALLAS, TX 75254-7883

The Bank of New York Mellon Trust Company, N  
14841 Dallas Parkway Suite 300  
Dallas, TX 75254-7883

The Bortolazzo Group  
PO Box 277234  
Atlanta, GA 30384-7234

U.S. Bank National Association  
P.O. Box 10826  
Greenville, SC 29603-0826

U.S. Bank National Association  
Shellpoint Mortgage Servicing  
P.O. Box 10826  
Greenville, SC 29603-0826

Wells Fargo Bank N.A., d/b/a Wells Fargo Dea  
PO Box 19657  
Irvine, CA 92623-9657

Wells Fargo Dealer Services  
Po Box 1697  
Winterville, NC 28590-1697

West Asset Management  
2703 N Highway 75  
Sherman, TX 75090-2567

Nancy J. Whaley  
Nancy J. Whaley, Standing Ch. 13 Trustee  
303 Peachtree Center Avenue  
Suite 120, Suntrust Garden Plaza  
Atlanta, GA 30303-1216

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)SPECIALIZED LOAN SERVICING LLC

(d)The Bank of New York Mellon Trust Company,  
14841 Dallas Parkway, Suite 300  
Dallas, TX 75254-7883

(d)U.S. Bank National Association  
Shellpoint Mortgage Servicing  
P.O. Box 10826  
Greenville, SC 29603-0826

End of Label Matrix	
Mailable recipients	51
Bypassed recipients	3
Total	54

## Contract for the Purchase and Sale of Residential Real Property

Offer Date: June 2, 2018

This **Contract for the Purchase and Sale of Real Property** (the "Contract") is made by and between **STUVELYN LLC**, hereinafter called "Buyer" and **Jon D. Fiant** **Melanie D. Fiant**, hereinafter called "Seller," for the hereinafter described Property, and in consideration of the mutual promises contained herein.

**THIS CONTRACT INCORPORATES BY REFERENCE THOSE CERTAIN STANDARD TERMS FOR THE PURCHASE AND SALE OF GEORGIA REAL PROPERTY PUBLISHED BY ORTHRUS REAL ESTATE ENTERPRISES, LLC AT WWW.REFORMSGA.COM AND IN EFFECT AS OF THE OFFER DATE (THE "STANDARD TERMS"), WHICH STANDARD TERMS SHALL BECOME A PART HEREOF BY REFERENCE THERETO. EACH PARTY, BY AFFIXING HIS OR HER SIGNATURE HERETO, EXPRESSLY AGREES THAT HE OR SHE HAS READ THE STANDARD TERMS, AND THAT IT IS HIS OR HER INTENT THAT THE STANDARD TERMS SHALL BE INCORPORATED INTO AND ARE A PART OF THIS CONTRACT.**

### 1. PROPERTY DESCRIPTION

Seller agrees to sell, and Buyer agrees to purchase from Seller, the land, described as follows: [check all that apply]

- ☒ property address: 1829 Tree Top Court, Marietta, GA 30062;  
☐ more particularly described on the Legal Description Exhibit attached hereto;  
☒ identical to the legal description for the property contained in the deed recorded in Deed Book 13613, Page 5761, et seq., Cobb County, Georgia records;  
☐ Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, \_\_\_\_\_ Section/ GMD, Lot(s) \_\_\_\_\_, Block(s) \_\_\_\_\_, Unit(s) \_\_\_\_\_, Phase/Section(s) \_\_\_\_\_ of \_\_\_\_\_ Subdivision /Development, \_\_\_\_\_ County, Georgia according to the plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, et seq., \_\_\_\_\_ County, Georgia records;

together with all permits, privileges, rights, members, and appurtenances thereto and together with all improvements, fixtures, personal property, trees, timber and other crops and plants located thereon (the "Property").

### 2. PURCHASE PRICE

Buyer covenants that Buyer has adequate financial resources to purchase the Property. The Purchase Price shall be **One Hundred Fifty Five Thousand Five Hundred Dollars** US Dollars (US\$ 155,500.00).

### 3. EARNEST MONEY

A good faith deposit of **one thousand** US Dollars (US\$ 1,000.00) (the "Earnest Money") shall be payable to **THE HALLWOOD GROUP, INC.** (the "Escrow Agent") in the form of a ☒ check; ☐ certified funds; ☐ money order; or, ☐ cash. The amount of the good faith Earnest Money deposit identified above, if any, shall be applied toward the Purchase Price at closing.

#### 3.1. Payment of Earnest Money - [check one]

☐ Buyer has remitted the Earnest Money to Escrow Agent, and Escrow Agent shall deposit same into a trust account within three (3) banking days from the date Escrow Agent receives an original or copy of the Accepted (as hereinafter defined) Contract; or

☒ Buyer has not remitted the Earnest Money to Escrow Agent, but shall remit same to Escrow Agent within 5 days from the date of Acceptance of this contract and Escrow Agent shall deposit same into a trust account within three (3) banking days from the date of receipt of the deposit and a copy or original of the Accepted Contract. In the event said payment is not timely remitted, Seller shall be promptly notified by Escrow Agent and Seller shall have the rights and remedies set out in this section.



#### 4. CLOSING

Unless amended mutually by the parties, the closing of this transaction shall take place on SEE special stips, 20\_\_\_\_, at a mutually agreed upon time (the "Closing"). Said Closing shall be at the office of Skelton & Blackstone Attorneys LLC located at/in \_\_\_\_\_, Georgia (the "Closing Attorney"). If Closing Attorney is unavailable or unacceptable to Buyer's lender or title insurance company, then \_\_\_\_\_ shall have the right to select a different Closing Attorney. Possession of the Property shall be granted [check one] ☒ at Closing or ☐ \_\_\_\_\_ days after the Closing at \_\_\_\_\_ o'clock \_\_\_\_\_.m. Buyer does hereby authorize Seller and the Brokers to communicate with Closing Attorney and any Lender with whom Buyer is working to receive from said Closing Attorney or Lender prior to Closing a copy of any settlement statement or Integrated Disclosure prepared by Lender or Closing Attorney in anticipation of Closing.

#### 5. CLOSING COST ALLOWANCE FOR BUYER

Seller shall contribute a maximum of [check one] ☒ 0.00 % of the purchase price, or ☐ US\$ \_\_\_\_\_ toward costs associated with Buyer's purchase of the Property (the "Closing Cost Allowance").

#### 6. CONTINGENCIES

In consideration of the covenants contained herein and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Seller grants to the Buyer the following contingencies, as the same are defined in the Standard Terms: [Check all that are applicable]

**6.1. ☒ Buyer's General Right to Terminate** - *This contingency shall expire at 11:59 p.m. on the day that is 25 days after the Acceptance Date.* In consideration of Seller granting this Buyer's General Right to Terminate this Agreement, Buyer has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged.

**6.2. ☐ Appraisal Contingency** - *This contingency shall expire at 11:59 p.m. on the day that is \_\_\_\_\_ days after the Acceptance Date.*

**6.3. ☐ Financing Contingency** - *This contingency shall expire at 11:59 p.m. on the day that is \_\_\_\_\_ days after the Acceptance Date.* If Buyer and Seller agree to a financing contingency involving financing other than a new first or second mortgage from a third party institutional lender under the terms described below, such as a loan assumption or seller financing, an additional exhibit or special stipulation shall be attached hereto providing the additional terms of that financing. If Buyer chooses FHA or VA financing, a FHA or VA Exhibit shall be attached hereto.

**[In the event the Financing Contingency is selected, check all of the following that are applicable:]**

- ☐ **First Mortgage Loan Proceeds:** This Contract is contingent upon Buyer's ability to obtain a third party first mortgage loan to be secured by the Property, in a principal amount of [check one] ☐ US\$ \_\_\_\_\_ or ☐ \_\_\_\_\_ % of the purchase price, being amortized over a term of \_\_\_\_\_ years, at an interest rate per annum that is [check one] ☐ fixed at a rate not to exceed \_\_\_\_\_ %; or ☐ adjustable beginning at a rate not to exceed \_\_\_\_\_ % with the interest rate never to exceed \_\_\_\_\_ %, pursuant to an institutional lender's standard and customary underwriting criteria. The balance of the purchase price shall be paid by Buyer in cash, or in such other form as may be required by the Closing Attorney listed below, at time of Closing.
- ☐ **Second Mortgage Loan Proceeds:** This Contract is contingent upon Buyer's ability to obtain a third party second mortgage loan to be secured by the Property, in a principal amount of [check one] ☐ US\$ \_\_\_\_\_ or ☐ \_\_\_\_\_ % of the purchase price, being amortized over a term of \_\_\_\_\_ years, at an interest rate per annum that is [check one] ☐ fixed at a rate not to exceed \_\_\_\_\_ %; or ☐ adjustable beginning at a rate not to exceed \_\_\_\_\_ % with the interest rate never to exceed \_\_\_\_\_ %, pursuant to an institutional lender's standard and customary underwriting criteria. The balance of the purchase price shall be paid by Buyer in cash, or in such other form as may be required by the Closing Attorney listed below, at time of Closing.

#### 7. INSPECTION OF PROPERTY

Buyer has the right and obligation, with reasonable notice to Seller, to inspect the property (and all improvements located thereon) for defects and other issues including, but not limited to: air conditioning, electrical, fireplace, heating, lead/lead-based paint, mold, plumbing, radon, roof, structure, wood destroying organisms, environmental

hazards, or other similar issues at any time and from time to time, after the time and date of Acceptance of the Contract, through and including the Closing, from the hours of [check one] ☒ 9:00 a.m. to 7:00 p.m. **or** ☐ \_\_\_\_\_. In order to facilitate the inspection of the Property [check one] ☐ Buyer **or** ☒ Seller shall make all required utilities operational and available on the Property through and including the day of Closing. Buyer agrees to forever hold Seller and Brokers harmless from any and all claims, injuries and damages arising out of the exercise of these rights. Any part of the Property damaged or disturbed as a result of Buyer's inspection, including any testing or other evaluation, shall promptly be restored to a condition at least equal to the condition it was in prior to such inspection, testing, or evaluation.

**7.1. Duty to Consult Available Resources** – It shall be Buyer's sole duty to seek and consult any and all available resources which may provide information concerning neighborhood conditions affecting the Property and/or is of concern to Buyer.

**7.1.1. Methamphetamine Laboratory Registry** - If Buyer is interested in determining whether the Property has been used as a laboratory for methamphetamine production or dumpsite for the same, Buyer is advised to review the National Clandestine Laboratory Register (Georgia) at [www.dea.gov](http://www.dea.gov).

**7.1.2. Violent Sex Offender Registry** - If Buyer is interested in determining whether there is a registered sex offender living in and/or around the neighborhood of the Property, Buyer is advised to review the Georgia Violent Sex Offender Registry at [www.gbi.georgia.gov](http://www.gbi.georgia.gov).

## 8. BROKERAGE

By signing below, all parties represented by a Broker acknowledge that no Broker in this transaction shall owe any duty to Buyer or Seller greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 *et seq.*, and further, that they have read and acknowledged and consent to the inclusion of all additional brokerage disclosures provided in the Standard Terms.

**8.1. Material Relationships** - Neither the Broker nor Broker's affiliated licensees have a material relationship with Seller or Buyer except as follows: NA

**8.2. Buyer's Broker** - The Buyer's Broker identified on the signature page of this Contract is the Broker assisting the Buyer, regardless of whether the Buyer is a customer or a client as defined under Georgia law. It includes the agent or agents of the Broker who are involved in this particular transaction. The Buyer's Broker is [check one]:

- i. ☐ representing the Buyer as a client under a written brokerage agreement; **or**
- ii. ☒ representing the Buyer as a customer, performing only ministerial acts; **or**
- iii. ☐ acting as a dual agent, with responsibilities to both Seller and Buyer; **or**
- iv. ☐ acting as a designated agent, with responsibilities to both Seller and Buyer, as described more fully below.

**8.3. Seller's Broker** - The Seller's Broker identified on the signature page of this Contract shall refer collectively to all persons assisting the Seller, regardless of whether the Seller is a customer or client as defined under Georgia law. It includes the agent or agents of the Broker who are involved in this particular transaction. The Seller's Broker is [check one]:

- i. ☒ representing the Seller as a client under a written brokerage agreement; **or**
- ii. ☐ representing the Seller as a customer, performing only ministerial acts; **or**
- iii. ☐ acting as a dual agent, with responsibilities to both Seller and Buyer; **or**
- iv. ☐ acting as a designated agent, with responsibilities to both Seller and Buyer, as described more fully below.

**8.4.** By checking the designated agent box above, the parties acknowledge that they have consented to a designated agency and acknowledge that \_\_\_\_\_ will work exclusively with Buyer as Buyer's designated agent and \_\_\_\_\_ will work exclusively with the Seller as Seller's designated agent.

**8.5. Wire Fraud Disclaimer** – No Broker in this transaction shall e-mail or otherwise electronically transmit wire instructions to Buyer or Seller. Any electronic transmittal of wire instructions purported to be from Broker(s) should be viewed as potential fraud and treated as such. Buyer and Seller acknowledge and agree that use of and/or reliance on any wire instructions by that party shall be at its own risk. Buyer and Seller further agree to release and forever hold Broker harmless from any and all liability that may occur as a result of such use and/or reliance.

## 9. EXHIBITS

**The following exhibits are attached to and made a part of this offer.** The provisions of any exhibit attached to this contract and referenced below, shall prevail if in conflict with the provisions of the Contract:

- |   |  |
|---|--|
| <input type="checkbox"/> Legal Description  | <input type="checkbox"/> FHA Exhibit                             |
| <input checked="" type="checkbox"/> Disclosure of Information on Lead-Based Paint and/or Lead Based Paint Hazards | <input type="checkbox"/> VA Exhibit                              |
| <input type="checkbox"/> Short Sale Exhibit   | <input type="checkbox"/> Lease for Lease/Purchase Agreement Only |
| <input type="checkbox"/> _____  | <input type="checkbox"/> _____                                   |
| <input type="checkbox"/> _____  | <input type="checkbox"/> _____                                   |

**Special Stipulations** (provisions of any stipulation included in this contract shall prevail if in conflict with the provisions of this Contract, including any exhibit attached hereto):

☒ Substantive provisions continued on additional page.

This **Offer** is open for **Acceptance** until 5 o'clock p m. on June 7, 2018. An **Acceptance** after that time shall be considered a counteroffer.

The **Offer** is hereby **Accepted**, with notice in the form of an executed contract being properly delivered to the party making the last offer, at 1:58 PM on 6/6/2018, 2018. RH

SN JDF mof By initialing here, the parties acknowledge their receipt of a printed copy of the Standard Terms. Failure to initial this section shall indicate that the parties have declined a printed copy of and hereby acknowledge the sufficiency of the online copy of the Standard Terms.

All Names should be both signed and printed.

**Buyer:**

> Stuart Napshin

**STUVELYN LLC**

Buyer Printed Name

> \_\_\_\_\_

Buyer Printed Name

**610-220-4741**

Buyer Phone Number / Buyer Fax Number

**snaphin@gmail.com**

Buyer Email Address

Buyer Address

Buyer City State Zip

**Buyer's Broker**

**NA**

Name of Brokerage Firm / Broker Code

Brokerage Phone Number / Brokerage Fax Number

> \_\_\_\_\_

**NA**

Agent Printed Name

Agent Phone Number / Agent Fax Number

Agent Email Address

Required License Number(s):

Broker's License Number / Agent's License Number

**Seller:**

> Jon D. Fiant

**Jon D. Fiant**

Seller Printed Name

> Melanie D. Fiant

**Melanie D. Fiant**

Seller Printed Name

**404-518-3266**

Seller Phone Number / Seller Fax Number

**jonfiant@yahoo.com**

Seller Email Address

**1829 Tree Top Court**

Seller Address

**Marietta**

Seller City

**GA**

State

**30062**

Zip

**Seller's Broker**

**The Hallwood Group Inc**

Name of Brokerage Firm

**/ HALL01**

Broker Code

**(770) 436-5027**

Brokerage Phone Number

**/ (770) 438-0002**

Brokerage Fax Number

> RICHARD HALLWOOD

**RICHARD HALLWOOD**

Agent Printed Name

**(770) 436-5027**

Agent Phone Number

**/ (770) 438-0002**

Agent Fax Number

**rickthg@aol.com**

Agent Email Address

Required License Number(s):

**H-18501**

Broker's License Number

**/ 122974**

Agent's License Number

MLS Listing # \_\_\_\_\_